



Town of New Windsor

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OFFICE OF THE PLANNING BOARD

*** REORGANIZATION MEETING ***

WEDNESDAY, JANUARY 9, 2002 – 7:30 PM

TENTATIVE AGENDA

**CALL TO ORDER
ROLL CALL**

APPROVAL OF MINUTES DATED: NOVEMBER 14, 2001

ANNUAL MOBILE HOME PARK REVIEW :

- a. BRITTANY TERRACE MOBILE HOME PARK – Station Road**
- b. HILL & DALE PARK (rescheduled from november)**

REGULAR ITEMS:

- 1. WASHINGTONVILLE SOCCER CLUB SITE PLAN (02-02) SHAW ROAD
(Lanc & Tully) Proposed athletic field**

DISCUSSION:

- 2. MELINDA VELASQUEZ - REJUVA DAY SPA - 436 BLOOMING GROVE TPK
PA 2001-1160**

ADJOURNMENT

(NEXT MEETING – JANUARY 23, 2002)

TOWN OF NEW WINDSOR

PLANNING BOARD

JANUARY 9. 2002

MEMBERS PRESENT: JAMES PETRO, CHAIRMAN
JIM BRESNAN
RON LANDER
JERRY ARGENIO
THOMAS KARNAVEZOS

ALSO PRESENT: MARK EDSALL, P.E.
PLANNING BOARD ENGINEER

MICHAEL BABCOCK
BUILDING INSPECTOR

ANDREW KRIEGER, ESQ.
PLANNING BOARD ATTORNEY

MYRA MASON
PLANNING BOARD SECRETARY

REGULAR MEETING

MR. PETRO: I'd like to call to order the January 9, 2002 planning board meeting. Please stand for the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited.)

REORGANIZATION MEETING

MR. PETRO: We had a reorganization meeting prior to this at 7:15 and once again, I guess I'm the chairman, Ron is vice chairman, Jimmy is secretary and Jerry Argenio is sergeant at arms. We retained the firm of McGoey, Hauser & Edsall as our engineering firm and Mr. Krieger as the planning board attorney. We tried to get rid of Myra, but we couldn't, she's still here.

APPROVAL OF MINUTES

MR. PETRO: Approval of the minutes dated November 14, 2001.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board accept the minutes as written for that date. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Let the minutes reflect that Mr. Krieger is with us. Andy, you have been appointed for one more year as planning board attorney.

ANNUAL MOBILE HOME PARK REVIEW

BRITTANY TERRACE MOBILE HOME PARK

Mr. Peter Kean appeared before the board for this review.

MR. PETRO: Mike, has someone from your department been there and did any inspections? Do you have any comments?

MR. BABCOCK: Yes, we have been there and did the inspection, everything is fine there.

MR. PETRO: Number of double trailers is 37, last count from last year is 27, we have an increase of ten trailers, which is permitted.

MR. BABCOCK: Yeah, there's some, the ones that he's working on it now, he's in front of the board to get the site plan straightened out and I guess we're basically in front of DEC right now waiting for their input.

MR. PETRO: Okay, Mr. Kean, do you have check for \$320 made out to the Town of New Windsor?

MR KEAN: Certainly do.

MR. PETRO: Motion for one year extension?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant one year extension to the Brittany Terrace Mobile Home Park. Is there any further discussion? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE

January 9, 2002

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MR. ARGENIO
MR. PETRO

AYE
AYE

HILL & DALE PARK

Mr. Joseph Hershel appeared before the board for this review.

MR. PETRO: You own the park?

MR. HERSHEL: Yes, I own the park.

MR. PETRO: The reason we do that, we had one lady came up one night said I have nothing do with it but I will represent it, so we have to ask who you are. This is for 22 single trailers, and Mike, I see you have been to the site, do you have any comment for the planning board?

MR. BABCOCK: No, everything's fine there, Mr. Chairman.

MR. PETRO: Everything looks a hundred percent, you have a check for \$110 made out to the Town of New Windsor?

MR. HERSHEL: Yes.

MR. PETRO: One year extension, I'll take a motion.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant one year extension to the Hill & Dale Mobile Home Park. Is there any further discussion? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

REGULAR ITEMS:

WASHINGTONVILLE SOCCER CLUB SITE PLAN (02-02)

MR. PETRO: This application proposes modifications to the roadway layout on the site, additional parking and some related revisions.

Mr. John Lanc of Lanc & Tully and Mr. Neil Sullivan appeared before the board for this proposal.

MR. TULLY: Good evening, my name is John Lanc from Lanc & Tully, Engineers. With me is Mr. Neil Sullivan representing the Washingtonville Soccer Club.

MR. PETRO: Washingtonville Soccer Club, anything to do with the school system or private?

MR. SULLIVAN: No, this is a private travel club.

MR. LANC: It's a non-profit organization.

MR. SULLIVAN: I'm chief volunteer.

MR. LANC: We'll try to hold the plan so everybody can see. At the present time, there's an existing entrance from Shaw Road to the site, site is about 49.9 acres and it's located in R-1 residential district zone. After you enter the site, you have four soccer fields, two on the right side, two on the left side, people drive in, park here along the drive or park in existing gravel parking area in the back here. When they're leaving, they're basically leaving using the same driveway and going out on Shaw Road. There are two existing trailers that store equipment for the soccer club. Our office was approached by the soccer club last year, they're having problems a little bit of the traffic there, there are a lot of people involved in soccer and they're looking for another way to enter or exit the property. This location was discussed I believe with Mark and it was decided that this would be a good location for another access point. I looked at this location and we were not too happy with the sight distances either way, you're losing sight of the cars coming from this side because of the rise in the hill

and there's a curve in the other direction. So, we decided instead of leaving this as an entrance and this as an exit, we're going to reverse the flow, we're going to use this as an entrance only and we're going to build a new drive all the way around the soccer field and exit only through this location. The sight distances are very good both ways. No additional fields are planned, we're proposing only to add this drive, we're proposing to replace two trailers here with the storage building that would be kind of permanent in nature.

MR. PETRO: Did you say trailers?

MR. LANC: There are two trailers.

MR. PETRO: You're going to replace the trailers?

MR. LANC: Yes, trailers will go out and new building will be built there, the building is proposed 1,200 square feet. We're also proposing a pavilion in this location which would be like for some picnics or--

MR. SULLIVAN: Yeah, outdoor cover from sun or rain or something and just--

MR. LANC: If parents come, have kids here, they want to sit down, wait someplace, they can do it right here. For that purpose, we're providing several parking spaces in this location with two handicapped parking spaces and because it's handicapped and could be used quite often, we're proposing paving this drive from this point all the way to here and all the way to the pavilion. The rest of it is proposed as a gravel drive as it is now 16 feet wide with the parking parallel parking along the side. We're proposing improvement of this existing gravel parking lot, make it a little bit larger then as we continue down, we're proposing to add parallel parking in this location and use perpendicular parking which is on this side, build two handicapped parking spaces by the storage area here, this could be used for people who want to go to maybe game here and they can park cars here. And then we'll pave this existing drive all the way to the entrance.

MR. PETRO: Mr. Tully, give me a site location where is this. Where is Shaw Road?

MR. BABCOCK: Between Bull and Beattie.

MR. PETRO: But it's far out.

MR. SULLIVAN: It's towards Rock Tavern.

MR. ARGENIO: You make a left on Beattie, go about a quarter or third of a mile, then make a right on Shaw.

MR. SULLIVAN: Left.

MR. ARGENIO: Like a quarter of a mile down. For the record, my son plays soccer with the traveling club, this will have no affect on my decision.

MR. PETRO: Second question is you mentioned this is an R-1 zone, explain this building that you're building in an R-1 zone, how are we getting around the zoning laws to do that?

MR. LANC: It's allowed, my understanding recreational facilities are allowed in a residential zone, that's under Section 48-21(a) and these are necessary buildings which should be covered, also.

MR. EDSALL: I believe it's allowed. I went back in the records. My comment 1 is a little bit long but maybe you can scan through it. The bottom line is I was able to locate a stamped approved plan from 1986, actually a building approved between fields 1 and 2 already, it was never built and it would appear that really what they're proposing here is almost identical to the '86 approval. There was a storage garage and a, either a pavilion or a food concession, it wasn't clear, but in any case, they're proposing two buildings again just changing location. Again, as Jerry disclosed, my son plays for the Washingtonville Club as well. I probably had a better handle on this site plan than 95 percent of the ones I've seen because I'm here so often and I experienced all the traffic problems so I was able to work with them in recommending some things we can do to stop the gridlock.

MR. LANDER: Has the plan been in after the '86 approval?

MR. EDSALL: It has not, the plan was stamped approved September 10, '86, it did come back in '89 for a subdivision to break off the right 10 acres as a single family residential lot, that's an open application that was never approved and one of my comments is we should really close that out.

MR. PETRO: Are you willing to close that out with a letter?

MR. SULLIVAN: Yes, we are, there's a number of reasons for it, but the intended use that we had for it is not, we can't realize any benefit from it so we're just going to close out the application.

MR. PETRO: That will be a condition of approval for this application so it's not a problem to close it out?

MR. SULLIVAN: No, I don't expect it should be.

MR. EDSALL: What I was trying to bringing out is the approved plan includes two buildings and I'm calling this an amendment mainly because it's exactly the same uses that were approved and they're just kind of shifting things around.

MR. LANC: We're trying to improve the flow because as I'm saying, we're not adding anymore soccer fields there, we just found that there are so many people interested and flow is, flow of traffic is higher than what was expected.

MR. BRESNAN: Do they always have four games at one time or does it vary?

MR. SULLIVAN: It varies, it's very rare that we'd have that many games at one time.

MR. EDSALL: I've seen three going on at once.

MR. ARGENIO: I don't think I've ever seen more than

two.

MR. BRESNAN: The more you have, the more traffic problems.

MR. SULLIVAN: We're improving the quality of soccer life here.

MR. EDSALL: Biggest problem that occurs now, Jim, is that the existing drive as you go up between the upper two fields, northerly fields because of the grades it narrows and people are currently parallel parking there now which leaves only room for one vehicle now you have got people trying to leave from the upper lot, people trying to come in from the front, you can't see each other, you end up with gridlock because there's opposing traffic, people start backing up, it's not safe for the kids.

MR. PETRO: We have a permitted use in the zone, the buildings were approved at one point, even though that is not permanent because you would have lost the approval for not building on them for 15, 16 years but it's something to take into consideration. You're going to remove the two trailers from the site, junk or sold or going to be gone, that's a good thing.

MR. SULLIVAN: Yes.

MR. PETRO: The setbacks from two building, have you checked them both?

MR. EDSALL: They're fine.

MR. LANDER: Mr. Tully, your entrance road, we have parallel parking along the length of that, you think 16 feet is okay? It's 16 feet then the parking spaces?

MR. LANC: That's correct, 16 feet is really too much for it, but what I was thinking if somebody just stops there temporarily and there are cars parked and somebody stops here for whatever reason, still room for another car to get around.

MR. PETRO: Can I have a motion for lead agency?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Washingtonville Soccer Club site plan amendment on Shaw Road. That's why you're calling this amendment because of 1986?

MR. EDSALL: Yes.

MR. PETRO: Roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. ARGENIO: This is an amendment to something that doesn't exist.

MR. PETRO: Well, the site plan was stamped September 10, 1986.

MR. ARGENIO: But it expired.

MR. PETRO: Well, the approval is not expired but for the buildings here for any portion of the plan that wasn't completed would be expired, such as the buildings but that's why they're here obviously and for the reconstruction.

MR. ARGENIO: This is a new application then.

MR. PETRO: I would think it's a new application.

MR. EDSALL: It is definitely a new application, it does have some standing because there's an existing approval.

MR. PETRO: The reason that word amendment is there is because it does have some standing.

MR. LANC: There was one site plan before if you would call it just site plan, people might think this is the only one, the first site plan by saying amended we're basically implying yes, there was another one.

MR. PETRO: I think you're doing the right thing but putting it there it's not that important, I guess.

MR. ARGENIO: Probably isn't.

MR. PETRO: I would say in my opinion public hearing, this is R-1 zone, even though this is a permitted use in the zone, you have, what's on your sides here, all single family homes?

MR. SULLIVAN: Single family homes on this side, yes.

MR. PETRO: I'd like to see a public hearing for this only because it's a, not the normal use in an R-1 zone, so I think we should and to protect you also have the public hearing. That's my opinion. I would poll the board, see if anybody has any comment to contradict that.

MR. ARGENIO: Having been there on more than one occasion, there's nothing around there except fields and woods and plan already exists, not changing the use, they're improving the sight distance, I personally don't see the need for a public hearing on this application.

MR. BRESNAN: Are we concerned about lighting or anything?

MR. EDSALL: There's no lighting proposed nor existing.

MR. SULLIVAN: Just to give you--

MR. LANC: There's no lighting.

MR. SULLIVAN: --some further understanding, this is totally wooded here and it's a tremendous amount of

space that's there, actually, any noise that goes on here does not pass through these woods, it's quite a bit of distance between these single family homes and that and over here, well, there's some houses but I guess you could take a grandfather clause.

MR. LANC: Across the field you have--

MR. SULLIVAN: It's an apple orchard.

MR. ARGENIO: I don't think you can see a house from the field, I don't ever remember.

MR. BRESNAN: Can you see the field from the houses?

MR. ARGENIO: No, not that I recall. Mark?

MR. EDSALL: No, you know, only place that I think there's a house remotely close is to the first field on the left going in, the southwesterly field, the other direction there's not a darn thing there.

MR. LANDER: I think that I agree with the Chairman only because there are, it's in an R-1, we have these residential houses on both sides of it, even though you can't see it, you're still putting a building up here, you're changing that footprint here, taking those trailers away.

MR. ARGENIO: Your concern is mainly the buildings?

MR. LANDER: Buildings.

MR. PETRO: It's not a traditional R-1 use, therefore, I think the people in the area should really come here and hear what he just told us, tell them that and then you're good forever.

MR. BABCOCK: It's a permitted use in the zone, so it's not like the people would be able to say that you can't do this.

MR. PETRO: Just a procedural step.

MR. SULLIVAN: They should understand what's going on.

MR. KARNAVEZOS: Good neighbor.

MR. PETRO: They'll be better neighbors forever, if you do it, they'll be on your side. I was at the public hearing, don't worry about it. So that's my opinion.

MR. KARNAVEZOS: I have to agree with you in like you said, just as long as the neighbors are okay with it, I know just makes it better for you, too.

MR. PETRO: Mark, you only have a few comments under three, some signs and we have highway approval, conditional approval which requires stop signs at exits, so if you can, Mr. Lenc, if you can just take these comments from Mark and follow through and also give you a copy of Mr. Kroll's, the Highway Superintendent, what he needs, you'll be all set.

MR. LENC: I know the stop sign was not mentioned, do you want me to add a stop sign?

MR. EDSALL: That wasn't my comment, that was Henry Krill's, in addition to my comments, I faxed mine to John, just add at the exit a stop sign.

MR. LENC: Mark, I have in accordance with your comments I have added a note install wheel stop and added parallel parking signs, three on each side, I have added do not enter sign here, two signs doublesided one way only and I have identified the signs by the manual identification.

MR. EDSALL: I think that's fine.

MR. PETRO: Motion to schedule a public hearing.

MR. BRESNAN: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for the Washingtonville Soccer Club site plan amendment. Is there any further discussion? If not,

roll call.

ROLL CALL

MR. ARGENIO: I'm not entirely closeminded, I think I agree with you guys.

MR. KARNAVEZOS	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Schedule that with Myra, you'll be all set and probably that will be your final meeting, I think you'll be done very shortly.

MR. LANC: What would be the date of the public hearing?

MR. PETRO: Whenever you're ready, call Myra, she'll set it up with you.

MR. LANC: Thank you.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: WASHINGTONVILLE SOCCER CLUB SITE PLAN AMENDMENT
PROJECT LOCATION: SHAW ROAD
SECTION 52 – BLOCK 1 – LOT 37
PROJECT NUMBER: 02-02
DATE: 9 JANUARY 2002
DESCRIPTION: THE APPLICATION PROPOSES MODIFICATIONS TO THE
ROADWAY LAYOUT OF THE SITE, ADDITIONAL PARKING, AND
SOME RELATED REVISIONS.

1. I have performed a review of our files for this property. Two prior approvals appear to exist.

First, a site plan was approved with date of stamp of approval being 9-10-86 (I do not know the application number for this approved site plan). The approved plan depicts the current access drive with four (4) soccer fields, two to the left (uphill, fields 1 & 2) and two to the right (downhill, fields 3 & 4). A proposed building with SDS is located between fields 1 and 2. What I understand is a storage building, a proposed fence, and parking areas are also shown. The as-existing condition is not identical to the approved plan. The approved plan also notes the future construction of three additional fields plus a practice field as "Phase II".

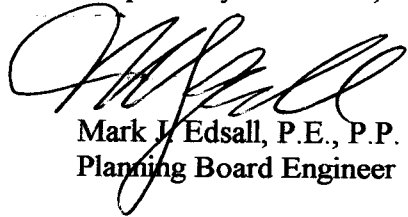
Second, I located an application for a proposed subdivision (File #89-44). This is an open application, which proposed the minor subdivision of the lands to subtract off 10 acres of land to the east which was not involved with the Phase I uses. Lot #2 (the 10A lot) was proposed for use as a single-family residential lot. The subdivision would require elimination of one of the two "future" lots of Phase II.

This application proposes construction of a loop road for better traffic flow, increased parking, relocation of the pavilion, and replacement of storage trailers with a storage building. The plan has also been "upgraded" to serve as an as-built for existing improvements on the site.

2. My first recommendation is that the Club verify advise the Board as to their intent with the open subdivision application. If they no longer intend to pursue the subdivision, they should withdraw the application by letter.

3. I have reviewed the plan and believe the layout and proposal is well suited for the site and current operation. I have the following recommendations:
- a. In addition to "Do Not Enter" signs at the exit, add double-faced "One Way" signs. Signs should be twin-post double-faced NYSDOT signs R3-10 and R3-11.
 - b. Near the "path crossing" on the east side of the drive loop (end of the 90 degree parking) add a "Do No Enter" sign.
 - c. Add signs in areas of parallel parking designating that type of parking. Space appropriately.
 - d. Use wheelstops for gravel parking areas.
 - e. Add Phase II information if it is still proposed as a future element. The applicant should understand that this will require a separate application and approval at some time in the future.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
6. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan Amendment, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
7. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
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DISCUSSION

MELINDA VELASQUEZ - REJUVA DAY SPA

Ms. Melinda Velasquez appeared before the board for this proposal.

MR. PETRO: Discussion item for a day spa on Blooming Grove Turnpike, it's a permitted use in the zone. Is it there already?

MS. VELASQUEZ: No, it used to be a restaurant, the location that we want, but it's in a shopping center.

MR. BABCOCK: It's in Upskate.

MR. EDSALL: This was discussed at the workshop and I want you to review the questions with the applicant and verify that you want it classified as a personal service establishment that being if that's your determination that's a permitted use and then it's just a question as to whether or not you require any type of a submittal or application.

MR. PETRO: What restaurant, the pizzeria?

MS. VELASQUEZ: It used to be like a deli, I'm not really sure, it's been vacant.

MR. PETRO: McGoo's, Jerry Schuster's thing.

MR. LANDER: Between Sal's and the veterinarian.

MR. PETRO: They have so much ample parking, the place is almost empty, the man's been looking for a tenant for years. Go with this, good luck and have fun. Really, the parking that would be my biggest concern would be the change of use would be the parking. Mike and I look at it all the time and it's ample there, I don't think you would have a problem.

MR. BRESNAN: What are you going to do have there?

MS. VELASQUEZ: It's a full service salon.

MR. BRESNAN: Tanning?

MS. VELASQUEZ: Massage, facials, pedicures, no tanning.

MR. PETRO: Nothing, you know, that you would watch late night kind of stuff, right?

MS. VELASQUEZ: No.

MR. ARGENIO: What did he mean by that comment?

MR. LANDER: I'm not going there.

MR. EDSALL: Bottom line is that you're classifying it as a personal service establishment?

MR. PETRO: Correct.

MR. EDSALL: No application?

MR. PETRO: No application. You can deal with Mike for a building permit.

MR. EDSALL: No need to verify parking requirements because there's ample parking?

MR. PETRO: It's more than ample.

MR. EDSALL: That's an easy one.

MS. VELASQUEZ: Thank you.

LSI

MR. EDSALL: LSI, actually, Bette and Cring appeared before the board for LSI site plan and at the time they made their application it was their belief that there was by code a much greater number of parking spaces that they needed. Unfortunately, when the law says minimum parking that's what it is, they went on to the Zoning Board and they were able to make their case and it appears that they received a variance, they have submitted a new plan with the parking spaces deleted, that they would care to delete.

MR. LANDER: What kind of variance did they get percentage wise?

MR. EDSALL: That's what I'm just trying to figure out, I guess my question would be well, they're going to keep 275 spaces with the variance granted so they still have 275 spaces.

MR. LANDER: What did they need?

MR. EDSALL: Down to 275.

MR. ARGENIO: From?

MR. EDSALL: That's what I'm trying to figure out, 395, 395 down to 275, 120 spaces out of almost 400.

MR. LANDER: They can only go to 30 percent, right, you can only get relief for 30 percent?

MR. EDSALL: My question is do you dare to get a new application for amendment or want Mike and I to work out with them that the parking spaces that were deleted appear to be the most appropriate ones and just--

MR. KRIEGER: Look at the application from the zoning board because they were very specific about which parking spaces they proposed to be deleted.

MR. EDSALL: They have a new plan that might be the one that the Zoning Board approved if that's the specific approval.

MR. KRIEGER: That was the intent of the board is to approve cause his whole pitch was based on the, on those particular parking places and the zoning board went through quite a bit with him about whether they can be restored if they were amended and how much would be necessary to do that with grading, so it just wasn't any 120 to pick at random, they were focusing on the ones that the applicant drew their attention to.

MR. ARGENIO: Not that it's relevant but what did they say the reason was, Mark, they interpret the law different?

MR. EDSALL: Just don't feel that there's not a demand and they'd prefer not having that much paved area.

MR. BABCOCK: They have a similar facility in Texas, don't quote me on that, but basically, the same size and same amount of employees and so on and they come nowhere near the amount of parking that they need, 275 parking.

MR. PETRO: No, I do not want an application and the zoning board, we don't have to rehash what they have done and I think you can handle it. Anybody disagree with that? Okay, next item.

TRADE AUTO

MR. BABCOCK: Trade Auto, we got a complaint.

MR. PETRO: Where are they?

MR. BABCOCK: They're the parking lot down on Walsh Road across the street, you guys approved a little parking area.

MR. LANDER: What was the complaint?

MR. BABCOCK: Basically, they don't want it there, of course, but when we went by there, of course he hasn't done anything, he's not building a new building, so we don't have the C.O. to hold him up on anything, so Myra was nice enough to call him today and tell him that he needs to get in gear and put it there. Then we got another person calling telling us that the cars that he has there is not registered cars, they're cars that's being worked on. One of the approvals that you guys stipulated they have to be were supposed to be overflow for the parking for the employees so what we're going to do if he starts now and he straightens things out and makes everybody happy we're all going to be happy. If he doesn't, we're going to ask him to appear in front of the board again and you guys can either revoke his permit--

MR. PETRO: That was a special use permit.

MR. LANDER: Absolutely.

MR. PETRO: Well, you keep us informed which way to go.

MR. BABCOCK: I wanted to bring it to the board's attention.

MR. PETRO: I wasn't happy with that whole thing from the start.

CARLOS SCHEER

MR. BRESNAN: What about the property across from Jerry Schuster, those cars out of there?

MR. PETRO: They were not out as of over the weekend. If you remember, we told him he had to make a regular site plan which he refused to do and he says well, I said you want to park one car like everybody else in town who puts a car out, go ahead, one, he said no, I want to put three and that's it, he saw the Supervisor, he said absolutely not.

MR. ARGENIO: I saw the same thing Jimmy saw.

MR. KRIEGER: I like your math grasp, very basic.

MR. BABCOCK: Just we're in the process of taking him to court right now for the cars that's there because he took them out, he's still going to court because he kind of refuses to understand, he's not allowed any cars, if you have a single family house or an occupied lot, you're allowed one vehicle for sale for a period of time.

MR. PETRO: I think what I was trying to tell him if he put a car off the road and had a for sale sign, I don't think anybody is going to fuss.

MR. ARGENIO: You're beyond that.

MR. BRESNAN: Why set a precedence.

MR. PETRO: Just a little advice.

MR. KRIEGER: You tried to cut him a little slack and he didn't want it.

MR. ARGENIO: Mike is saying we're beyond that.

MS. MASON: He's going to go to court and say Jim said I can put one car there.

MR. PETRO: But he didn't have that and I specifically told him absolutely not, the Supervisor told him

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absolutely not. Okay, motion to adjourn?

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

Respectfully Submitted By:



Frances Roth
Stenographer

1/9/02